

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/S Compression Court, 230 ft.	* ZONING COMMISSIONER
W of c/l Compass Road	
7 Compression Court	* OF BALTIMORE COUNTY
15th Election District	
5th Councilmanic District	* Case No. 96-460-A
Charles S. Stone, Sr., et al	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles S. Stone, Sr. and Ruthann L. Stone, his wife, for that property known as 7 Compression Court in the Victory Villa subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B02.3.B and 303.1 of the Baltimore County Zoning Regulations (BCZR) to allow a front yard average setback of 23 ft., in lieu of the required 30 ft., for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date 6/24/96

By M. Chazak

MICROFILMED

Section 307.1 of the BCZR. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of June, 1996 that the Petition for a Zoning Variance from Sections 1B02.3.B and 303.1 of the Baltimore County Zoning Regulations (BCZR) to allow a front yard average setback of 23 ft., in lieu of the required 30 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 6/28/96  
By M. Horah

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 21, 1996

Mr. and Mrs. Charles S. Stone, Sr.  
7 Compression Court  
Baltimore, Maryland 21220

RE: Petition for Administrative Variance  
Case No. 96-460-A  
Property: 7 Compression Court

Dear Mr. and Mrs. Stone:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

MICROFILMED



Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1 Compression Ct.  
(address)

Beginning at a point on the South side of  
(north, south, east or west)  
Compression Ct. which is 30'  
name of street on which property fronts (number of feet of right-of-way width)  
wide at the distance of 230' West of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street Compass Rd.  
(name of street)  
which is 30' wide. \*Being Lot # 232,  
(number of feet of right-of-way width)  
Block —, Section # 1 in the subdivision of Victory Villa  
(name of subdivision)  
as recorded in Baltimore County Plat Book # 22, Folio # 97  
containing 5,350. Also known as 1 Compression Ct.  
(square feet or acres) (property address)  
and located in the 15 Election District. 5 Councilmanic District.

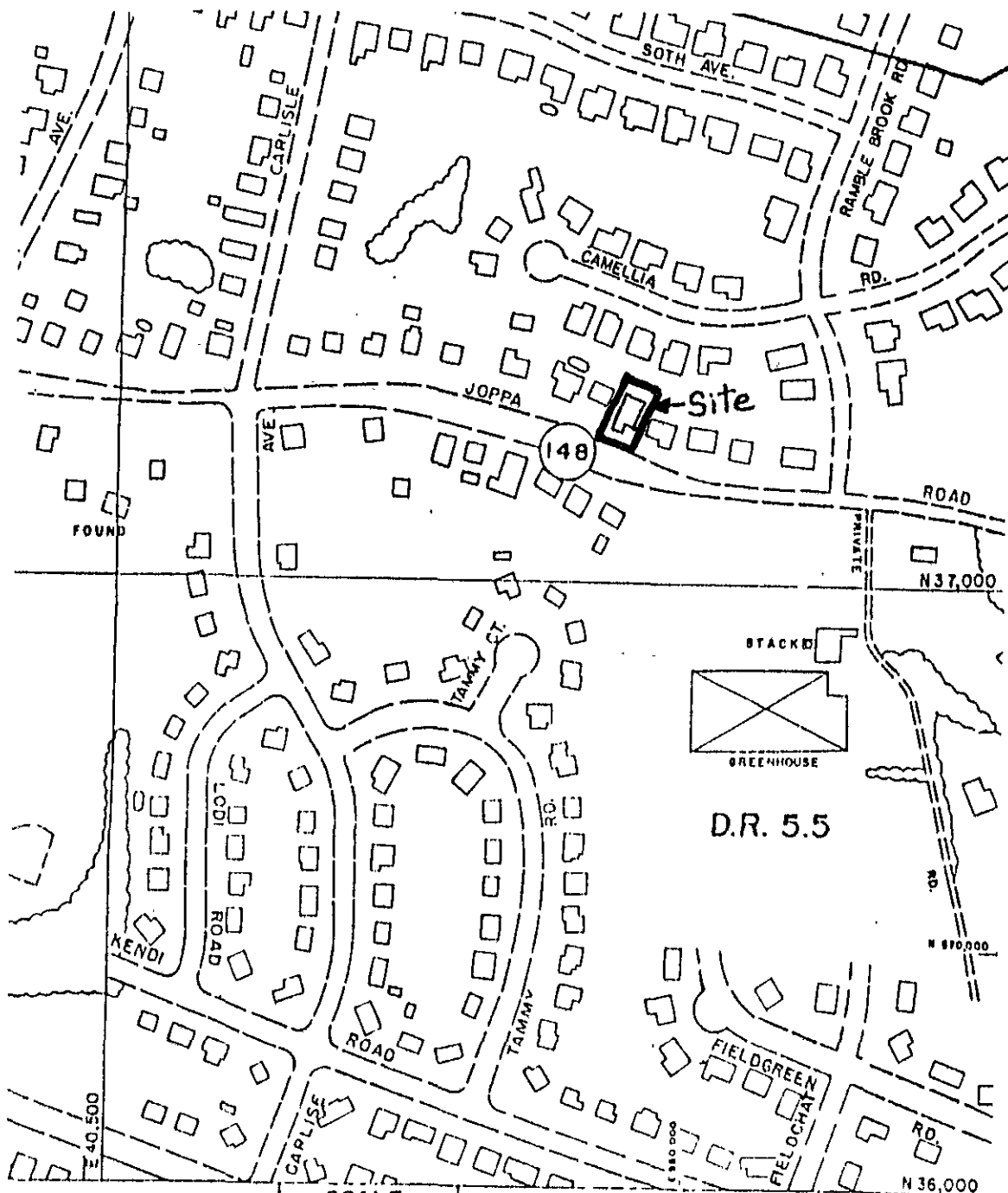
\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_, Folio \_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

# EXAMPLE 4 -- Zoning Map

1 COPY



SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	PERRY HALL	N.E. 10 - G

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-460-A

District 1st

Date of Posting 6/2/96

Posted for: Variano

Petitioner: Charles R. Variano, Stone

Location of property: 7 Corn Prossessors Ct.

Location of Sign: Facing Road Way on Property being zoned

Remarks: \_\_\_\_\_

Posted by M. Kelly  
Signature

Date of return: 6/2/96

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

Item No. 465

DATE 5-22-96 ACCOUNT Road 6150

AMOUNT \$ 83.00

RECEIVED  
FROM:

M. Kelly Stone  
1010 - Res. of Variano (A. Variano) 1/2 to 50  
2080 - Sign Posting

FOR:

MICROFILMED

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

96-460-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 30, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-460-A (Item 465)  
7 Compression Court  
S/S Compression Court, 230' W of c/l Compass Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Charles S. Stone, Sr. and Ruthann L. Stone

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 2, 1996. The closing date (June 17, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Charles S. Stone, Sr. and Ruthann Stone

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 10, 1996

Charles and Ruthann Stone  
7 Compression Court  
Baltimore, MD 21220

RE: Item No.: 465  
Case No.: 96-460-A  
Petitioner: Charles Stone, et ux

Dear Mr. and Mrs. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a printed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED





Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 03, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 460, 462, 463, 464, 465, 466,  
468, 469 AND 470.

5 1996

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

6-4-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 465 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 10, 1996

FROM: *Out* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for June 10, 1996  
Item Nos. 460, 462, 464, 465 468,  
469, and 470

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   June 11, 1996

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 458, 460, 462, 463, 464, 465, 466, 468 and 470

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

PK/JL

MARTIN BLVD.

CHANDLER RD.

Caul CT.

Compassion CT

Control CT

Vicinity Map  
North  
Scale: 1" = 100'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1" = 200' scale map#: NE, 4-H

Zoning: OAS.5

lot size: 21228 SSSA  
acreage square feet

SEWER: ☒ public ☐ private  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

cm/388/465

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7 Compassion CT

Subdivision name: Victory Villa

Plat book #32, folio #116, lot #232, section # 1

OWNER: CHARLES & RUTHANN STONE

see pages 5 & 6 of the CHECKLIST for additional required information

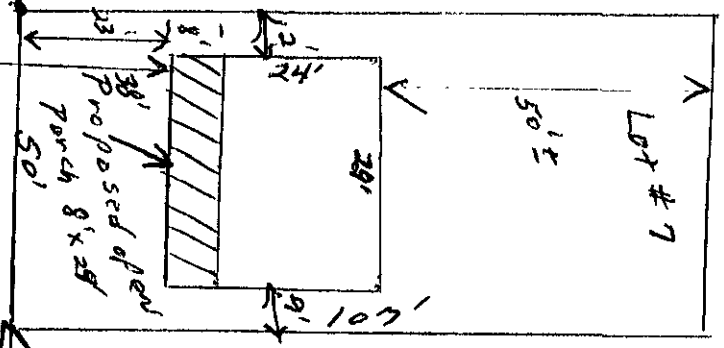
1" = 30'

96-460-A

Plat #1

See Attached Front Sheet

Compression 27



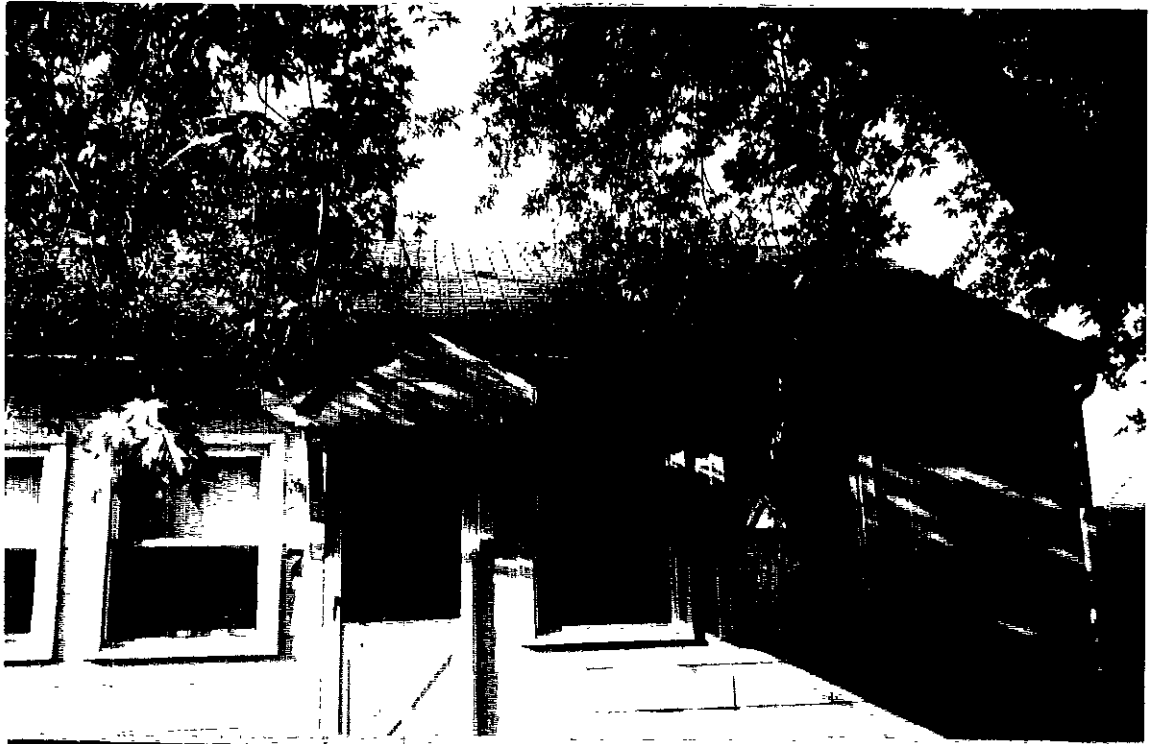
See Attached Front Sheet

MICROFILMED



MICROFILMED

96-460-A



MICROFILMED

**D.R. 5.5**

**D.R. 5.5**

BL

~~D.R. 10.5~~





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7 Compression Ct  
96-460-A which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.B (1955 S.208.2) 303.1 to allow a front yard average setback of 23 feet in lieu of the minimum required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Charles S Stone SR  
(Type or Print Name)

Charles S Stone  
Signature

Ruthann L Stone  
(Type or Print Name)

Ruthann L Stone  
Signature

7 Compression Ct 574-8875  
Address Phone No.

Balto MD 21220  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Charles Stone  
Name

Same  
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 5-22-96

ESTIMATED POSTING DATE: 6/2



ITEM #: 465

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2 Compression Ct.  
address  
BALTO. MD. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The existing porch roof is dry rotten and needs to be replaced as well as the step needs to be raised and the cement need to be refinished we can't trim out the front door due to the existing porch roof the new porch would add value to the house as well as improve the way the house looks and allow us to paint and replace shingles

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles S. Stone  
(signature)  
CHARLES S Stone  
(type or print name)



Ruthanna L Stone  
(signature)  
Ruthanna L Stone  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles S. Stone and Ruthanna L. Stone

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5-8-96  
date

Debra E. Stevens  
NOTARY PUBLIC

My Commission Expires:

Debra E. Stevens, Notary Public  
Baltimore County  
State of Maryland  
My Commission Expires Aug. 4, 1999

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

96-460-A

**applicant's name**

5-22-96

**doi:**

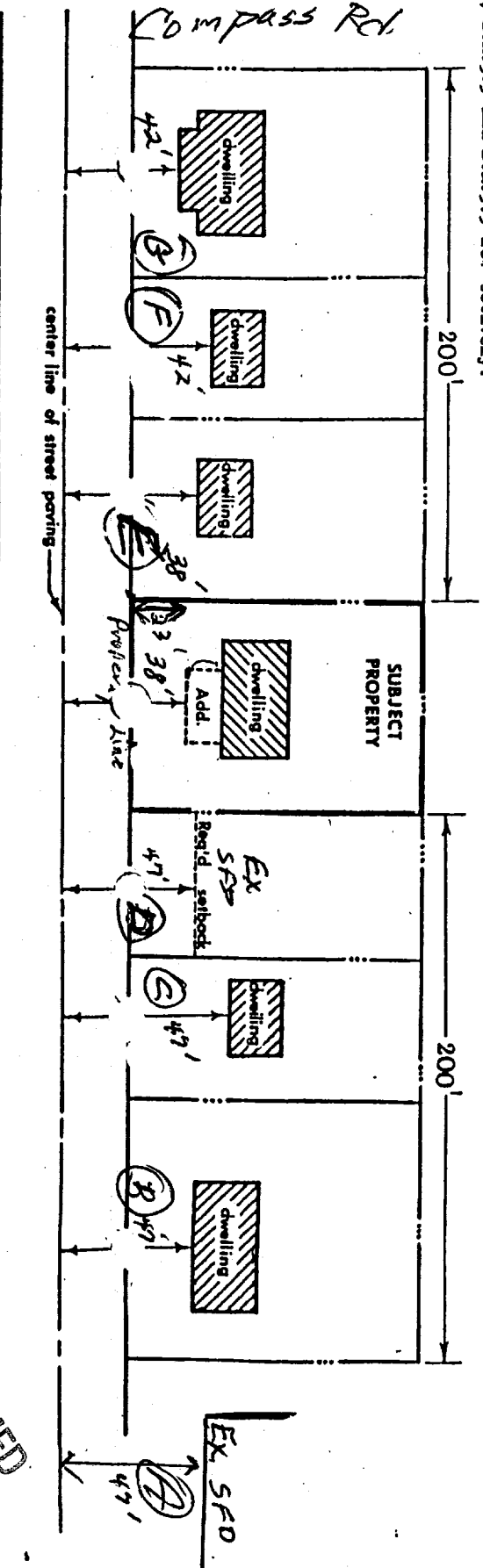
**D.R.2 - 65 ft.**

**D.R.3.5- 55 ft.**

**D.R.5.5- 50 ft.**

	A	47	47-A
	B	47	Fl.-B
	C	47	Fl.-D
	D	38	Fl.-E
	E	42	Fl.-F
	F	42	Fl.-G
Total	(50)	146	(8) =

\* of dwellings REQUIRED FRONT SETBACK (covered) 45



DECLASSIFIED







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 10, 1996

Charles and Ruthann Stone  
7 Compression Court  
Baltimore, MD 21220

RE: Item No.: 465  
Case No.: 96-460-A  
Petitioner: Charles Stone, et ux

Dear Mr. and Mrs. Stone:

The Zoning Advisory Committee (ZAC), which consists of representa-  
tives from Baltimore County approval agencies, has reviewed the plans  
submitted with the above referenced petition, which was accepted for  
processing by Permits and Development Management (PDM), Zoning Review, on  
June 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or  
request information on your petition are attached. These comments are not  
intended to indicate the appropriateness of the zoning action requested,  
but to assure that all parties (zoning commissioner, attorney, petitioner,  
etc.) are made aware of plans or problems with regard to the proposed  
improvements that may have a bearing on this case. Only those comments  
that are informative will be forwarded to you; those that are not  
informative will be placed in the permanent case file.

If you need further information or have any questions regarding these  
comments, please do not hesitate to contact the commenting agency or  
Roslyn Rubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 03, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed  
by this Bureau and the comments below are applicable and required to  
be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 460, 462, 463, 464, 465, 466,  
468, 469 AND 470.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

CCI File  
Printed with Soybean Ink  
on Recycled Paper

MDOT  
Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 465 (JSS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to  
approval as it does not access a State roadway and is not affected by any State  
Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2255 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management Date: June 10, 1996

FROM: Robert W. Rawling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for June 10, 1996  
Item Nos. 460, 462, 464, 465, 468,  
469, and 470

The Development Plans Review Division has reviewed the subject  
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management DATE: June 11, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 458, 460, 462, 463, 464, 465, 466, 468 and 470

If there should be any further questions or if this office can provide additional  
information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kinn*

PK/JL

ITEM458/PZONE/TXTJWL

MARTIN BLVD.  
CHANCELLER RD.  
COMPRESSION CT.  
COMPRESSION CT.  
COMPRESSION CT.

LOCATION INFORMATION  
Election District: 15  
Councilmanic District: 5  
200' Scale map: N.E. 4-H  
Zoning: O.R.S.  
Lot size: 1228 5350  
acreage square feet

SEWER: ☒ ☐  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY!  
reviewed by: ITEM #: CASE #:

2/1/96 465

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7 Compression CT see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Victory Villa

Owner: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

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OWNER: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

OWNER: Charles & Ruthann Stone

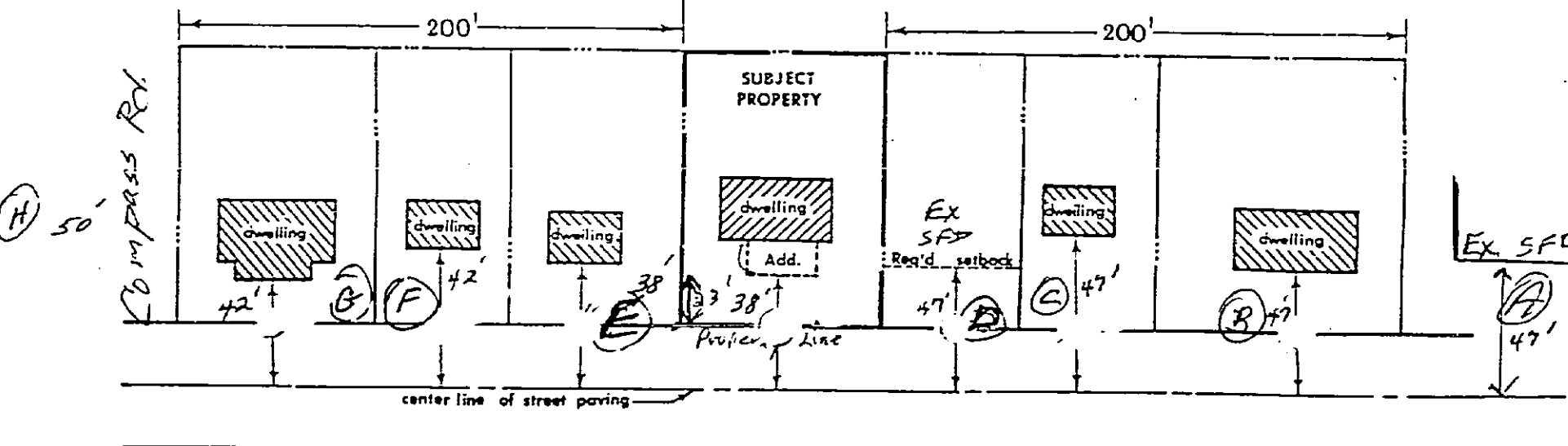
SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES  
Reference - Section 303.1 Baltimore County Zoning Regulations

203.1 - In D.R.2, D.R.3.2 and D.R.5.5 zones the  
front yard depth of any building or other structure  
hereafter erected shall be the average of the front  
yard depths of the lots immediately adjoining on  
each side provided such adjoining lots are improved  
with principal buildings situate within 200 feet of  
the front side property line, but where said imme-  
diately adjoining lots are not both so improved, then  
the depth of the front yard of any building hereafter  
erected shall be not less than the average depth of  
the front yards of all improved lots within 200 feet  
on each side thereof, provided that no dwelling shall  
be required to be set back more than 50 feet in D.R.2  
zones, 50 feet in D.R.3.2 zones and 40 feet in D.R.5.5  
zones. In no case, however, shall nonresidential  
principal buildings have front yards of less depth  
than those specified therein in the zone regulations  
for D.R.2, D.R.3.2 and D.R.5.5 per: entirely.

A 47 ft. - A  
B 47 ft. - B  
C 47 ft. - C  
D 38 ft. - D  
E 47 ft. - E  
F 47 ft. - F  
TOTAL (50) \* (8) = 45  
360

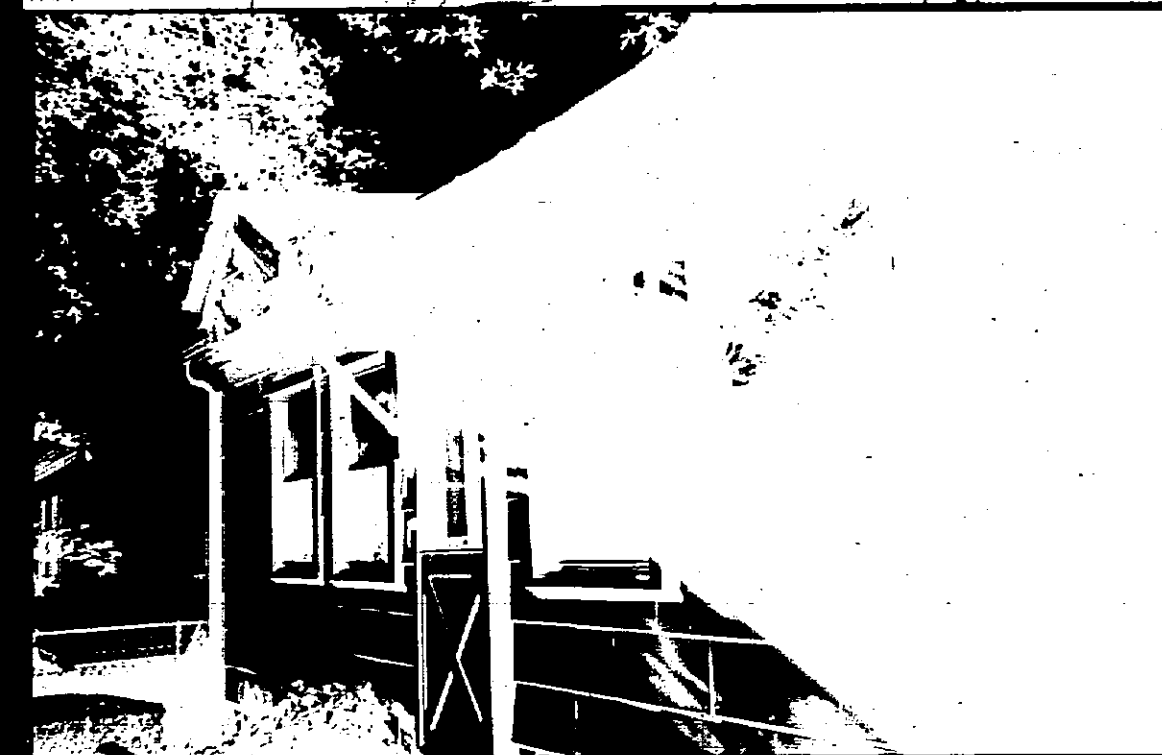
REQUIRED FRONT  
SETBACK  
(overlapped)

NORMAL REQUIRED SETBACKS  
D.R.2 - 55 ft.  
D.R.3.2 - 55 ft.  
D.R.5.5 - 50 ft.

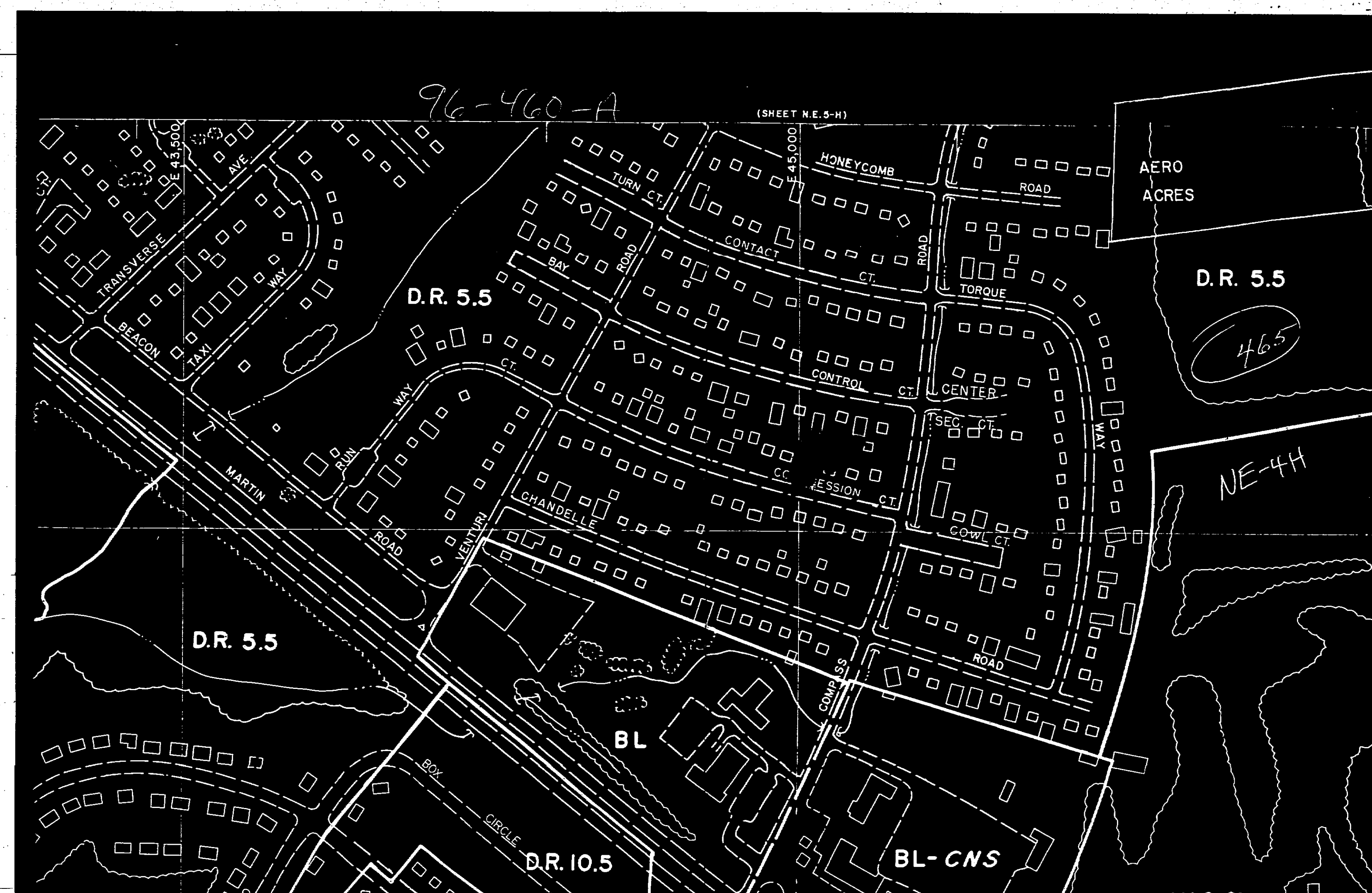




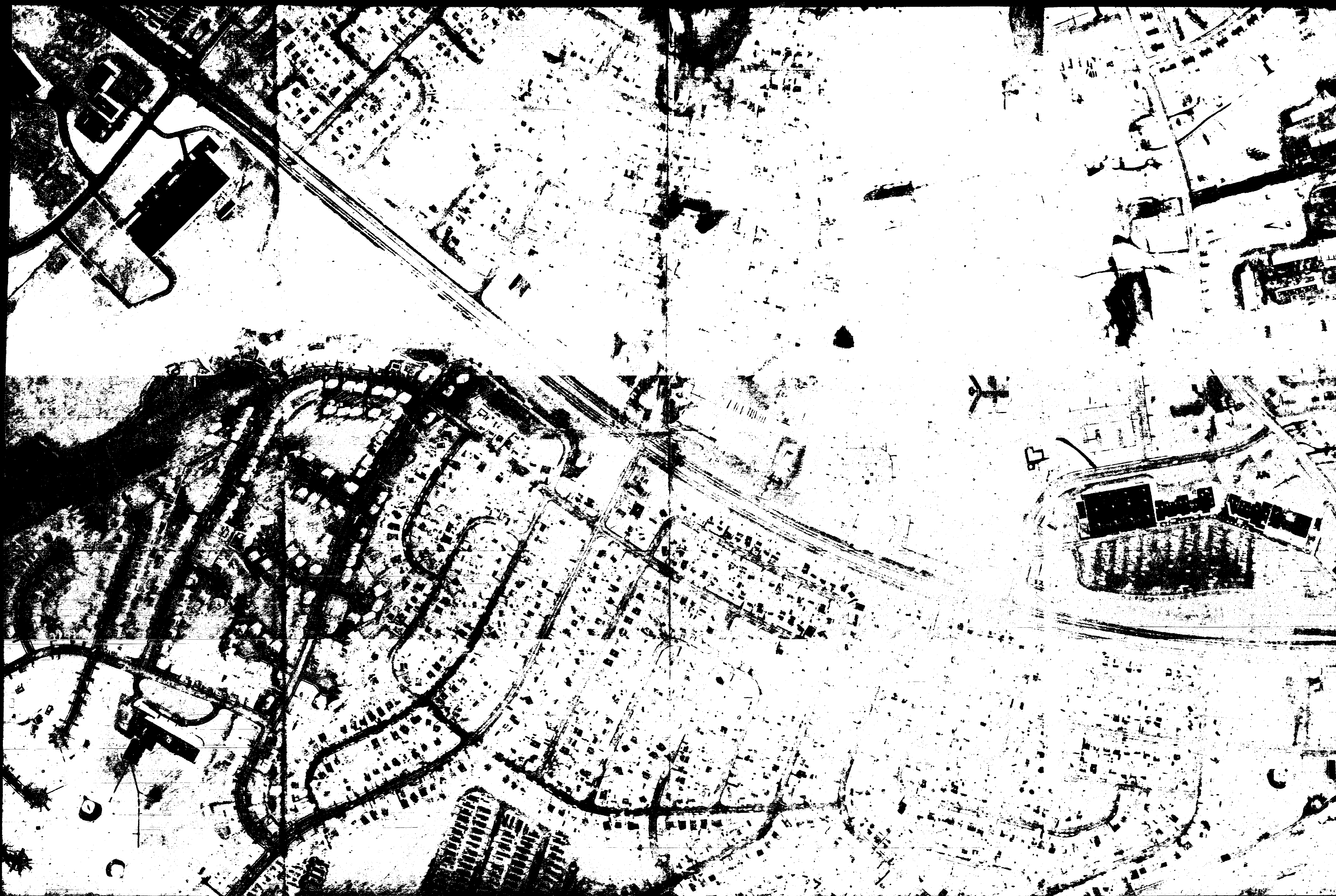
911-460-A



96-460-A







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<sup>465</sup>  
96-460-A BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MIDDLE RIVER	N.E.
DATE OF PHOTOGRAPHY		4-H
JANUARY 1986		